089.0	0001	0022.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,800 / 783,800
					USE VALUE:	783,800 / 783,800
					ASSESSED:	783,800 / 783,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RASMUSSEN HELEN M
Owner 2:	PILLEMER STEPHEN J J
Owner 3:	
Street 1:	33R PINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PILLEMER STEPHEN J J -
Owner 2:	-
Street 1:	33R PINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 42,708 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1850, having primarily Clapboard Exterior and 1403 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	42708.000	249,400		534,400	783,800
Total Card	0.980	249,400		534,400	783,800
Total Parcel	0.980	249,400		534,400	783,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 558.86 | /Parcel: 558.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56165

GIS Ref

GIS Ref

Insp Date 11/09/18

!7194!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0022.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,400	0	42,708.	534,400	783,800	783,800	Year End Roll	12/18/2019
2019	101	FV	208,800	0	42,708.	542,000	750,800	750,800	Year End Roll	1/3/2019
2018	101	FV	208,800	0	42,708.	404,600	613,400	613,400	Year End Roll	12/20/2017
2017	101	FV	208,800	0	42,708.	366,400	575,200	575,200	Year End Roll	1/3/2017
2016	101	FV	208,800	0	42,708.	351,200	560,000	560,000	Year End	1/4/2016
2015	101	FV	197,400	0	42,708.	297,700	495,100	495,100	Year End Roll	12/11/2014
2014	101	FV	197,400	0	42,708.	282,500	479,900	479,900	Year End Roll	12/16/2013
2013	101	FV	197,400	0	42,708.	268,700	466,100	466,100		12/13/2012

PRINT

Date	Time
12/10/20	21:51:45

LAST REV

Date	Time
07/17/19	10:43:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7194

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PILLEMER STEPHE	55058-343		7/28/2010	Convenience	1	No	No		
	13750-67		7/1/1979		56,500	No	No		Y

USER DEFINED

Prior Id # 1:	56165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/1993	46		26,000					3X14 ADD & 14X17 W

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	Info By Phon	DGM	D Mann
11/9/2018	MEAS&NOTICE	CC	Chris C
3/25/2009	Meas/Inspect	163	PATRIOT
4/12/2001	Inspected	PM	Peter M
10/26/2000	Hearing Chag	153	PATRIOT
5/26/2000	Missed Appt.	263	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		42708		Sq. Ft.	Site		0	70.	0.18	5			Access	-45	Ledge	-35			534,384						534,400	

Total AC/HA: 0.98044 | Total SF/SM: 42708 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 534,384 | Spl Credit | Total: 534,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361472
Depreciation:	112056
Depreciated Total:	249416

COMMENTS

REAR HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

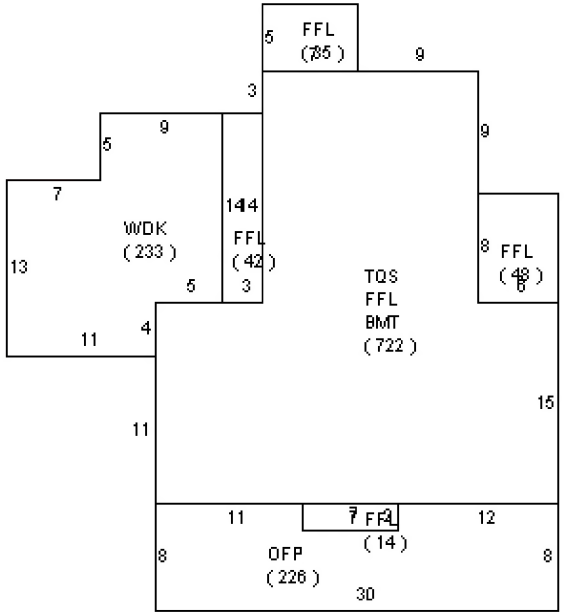
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	96.52
Final Total:	249400	Val/Su SzAd	177.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	861	168.730	145,279
BMT	Basement	722	50.620	36,548
TQS	3/4 Story	542	168.730	91,369
WDK	Deck	233	10.290	2,398
OFP	Open Porch	226	23.800	5,378

Net Sketched Area:	2,584			Total:	280,972
Size Ad	1402.5	Gross Are	2764	FinArea	1403

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0022.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc